



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

6/15/2017

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

1 1991 CLEMENTS FERRY ROAD

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION

Address: 1991 CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2680000125

Acres: 5.821

Lots (for subdiv): 2

Units (multi-fam./Concept Plans):

Zoning: PUD (BERESFORD HALL)

☐ new BP approval tracking

City Project ID #: 170418-Clements FerryRd-1

City Project ID Name: TRC_PP:1991ClementsFerryRoad[2lots]

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: CLEMENT FERRY, LLC

Applicant: PARKER LAND SURVEYING

Contact: CRAIG BAUMER

843-544-7777

cbaumer@plssc.com

Misc notes: Preliminary subdivision plat to create two lots.

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

2 FARR STREET HOMES

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

Address: FARR STREET

Location: DANIEL ISLAND

TMS#: 2750000182

Acres: 3.74

Lots (for subdiv): 13

Units (multi-fam./Concept Plans): 13

Zoning: DI-R

☒ new BP approval tracking

City Project ID #: 170425-FarrSt-1

City Project ID Name: TRC_CP:FarrStreetHomes[Concept]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC

Owner: DANIEL ISLAND ASSOCIATES, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

Contact: TONY WOODY

843-725-5229

woody.t@thomasandhutton.com

Misc notes: Note the proposed lots front on Farr Street which has received CP approval; an alley is proposed for the small lots.

RESULTS: Comments provided. Revise and submit pdf's (in-house) to TRC as needed. After in-house approval submit 3 copies + cd to Zoning for use at the June PC meeting.

3 STONOVIEV PUD AMENDMENT

PUD MASTER PLAN

Project Classification: PUD MASTER PLAN

Address: RIVER ROAD

Location: JOHNS ISLAND

TMS#: 3450000067

Acres: 6.13

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: PUD

☒ new BP approval tracking

City Project ID #: 170606-RiverRd-1

City Project ID Name: TRCPUD:StonovievPUDamendment

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: SUSAN & LARRY POLK

Applicant: SYNCHRONICITY

Contact: TODD RICHARDSON

843-203-4766

todd@synchronicity.design

Misc notes: Proposed amendment to the existing PUD (annexation of additional lands).

RESULTS: Comments provided. Revise and submit pdf's (in-house) to TRC as needed. After in-house approval submit 3 copies + cd to Zoning for use at the July PC meeting.

#4 ESSEX FARMS SINGLE FAMILY (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: ESSEX FARMS DRIVE

Location: WEST ASHLEY

TMS#: 3090000003

Acres: 2.59

Lots (for subdiv): 9

Units (multi-fam./Concept Plans): 9

Zoning: LB

☒ new BP approval tracking

City Project ID #: 170510-Henry TecklenburgDr-1

City Project ID Name: TRC_PP:EssexFarmsSingleFamily[Plat]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: PULTE GROUP, INC.

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5223

Contact: SCOTT GREENE

greene.s@thomasandhutton.com

Misc notes: Preliminary subdivision plat for a 9-lot subdivision on Essex Farms Drive.**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

#5 ESSEX FARMS SINGLE FAMILY (SITE)**SITE PLAN**

Project Classification: SITE PLAN

Address: ESSEX FARMS DRIVE

Location: WEST ASHLEY

TMS#: 3090000003

Acres: 2.59

Lots (for subdiv): 9

Units (multi-fam./Concept Plans): 9

Zoning: LB

☒ new BP approval tracking

City Project ID #: 170510-Henry TecklenburgDr-2

City Project ID Name: TRC_SP:EssexFarmsSingleFamily[Site]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: PULTE GROUP, INC.

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5223

Contact: SCOTT GREENE

greene.s@thomasandhutton.com

Misc notes: Site improvement plans for a 9-lot subdivision on Essex Farms Drive.**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#6 FLOYD DRIVE APARTMENTS (ESP)**SITE PLAN**

Project Classification: SITE PLAN

Address: FLOYD DRIVE

Location: WEST ASHLEY

TMS#: 3010000027

Acres: 10.69

Lots (for subdiv):

Units (multi-fam./Concept Plans): 195

Zoning: GB

☐ new BP approval tracking

City Project ID #: 170306-FloydDr-2

City Project ID Name: TRC_SP:FloydDriveApartments[EarlySitePackage]

Submittal Review #: 3RD REVIEW

Board Approval Required: DRB

Owner: WHITE POINT PARTNERS

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5269

Contact: JASON HUTCHINSON

hutchinson.j@thomasandhutton.com

Misc notes: Early Site Package plans for an apartment complex and associated improvements.**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#7 400 MEETING STREET (POOL)**SITE PLAN**

Project Classification: SITE PLAN

Address: 400 MEETING STREET

Location: PENINSULA

TMS#: 4590903109

Acres: 1.17

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: MU-2

☐ new BP approval tracking

City Project ID #: 170306-MeetingSt-1

City Project ID Name: TRC_SP:400MeetingStreetNewConstruction

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR

Owner: SEINE-SCP MEETING STREET MANAGERS, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-849-0200

Contact: CHRIS MAGALDI

magaldi.c@thomasandhutton.com

Misc notes: Construction plans for a new elevated pool over existing parking and associated improvements.**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#8 WOODBURY PARK AMENITY**SITE PLAN**

Project Classification: SITE PLAN
Address: KILLFISH ROAD & DUNWICK DRIVE
Location: JOHNS ISLAND
TMS#: 3130000050
Acres: 0.94
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: SR-1

☐ new BP approval tracking

City Project ID #: 170606-BrownswoodRd-1
City Project ID Name: TRC_SP:WoodburyParkAmenity

Submittal Review #: PRE-APP
Board Approval Required:

Owner: D.R. HORTON
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-849-0200
Contact: EMILY SOTHERLUND sotherlund.e@thomasandhutton.com

Misc notes: Construction plans for an amenity center and associated improvements.

RESULTS: Revise and resubmit to TRC.

#9 IAAM**SITE PLAN**

Project Classification: SITE PLAN
Address: 14 WHARFSIDE STREET
Location: PENINSULA
TMS#: 4590000007, 171, 241, 242, 243
Acres: 2.4
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

☒ new BP approval tracking

City Project ID #: 160301-WharfsideSt-1
City Project ID Name: TRC_SP:IAAM[Museum]

Submittal Review #: 2ND REVIEW
Board Approval Required: BAR

Owner: CITY OF CHARLESTON
Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622
Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: Construction plan for the International African American Museum

RESULTS: Revise and resubmit to TRC.

#10 NEWBURY STREET**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MINOR SUBDIVISION
Address: 1528 & 1534 NEWBURY STREET
Location: JAMES ISLAND
TMS#: 4250900066 & 067
Acres: 1.051
Lots (for subdiv): 3
Units (multi-fam./Concept Plans): 3
Zoning: SR-1

☐ new BP approval tracking

City Project ID #: 170606-NewburySt-1
City Project ID Name: TRC_PP:NewburyStreet[3lots]

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: GEORGE C HOLMES
Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622
Contact: LEWIS MOORE lmoore@forsberg-engineering.com

Misc notes: Preliminary subdivision plat to create three lots.

RESULTS: Revise and resubmit to TRC.

#11 OAKFIELD, PHASE 5B (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION
Address: CANE SLASH ROAD
Location: JOHNS ISLAND
TMS#: 2780000128
Acres: 25.047
Lots (for subdiv): 57
Units (multi-fam./Concept Plans): 57
Zoning: PUD (SHADE TREE)

☒ new BP approval tracking

City Project ID #: 170306-Cane SlashRd-1
City Project ID Name: TRC_RC:OakfieldPhase5B[Roads]

Submittal Review #: 3RD REVIEW
Board Approval Required: PC, BZA-SD

Owner: PULTE HOME COMPANY, LLC
Applicant: HLA, INC. 843-763-1166
Contact: ADRIANA CARSON acarson@hlainc.com

Misc notes: Road construction plans for Phase 5B of the Shade Tree subdivision; NOTE - a Master Set of the plan is in the Engineering Division Office for your use if needed; pdf's have been sent.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

12 FAIRBANKS DRIVE**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

Address: FAIRBANKS DRIVE

Location: DANIEL ISLAND

TMS#: 2710000010

Acres: 16.78

Lots (for subdiv): 90

Units (multi-fam./Concept Plans): 90

Zoning: DI-GO

Misc notes: Subdivision concept plan for a 90 lot subdivision and associated improvements.

☐ new BP approval tracking

City Project ID #: 170606-FairbanksDr-1

City Project ID Name: TRC_CP:FairbanksDriveDaniellIsland[Concept]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: DANIEL ISLAND RIVERSIDE DEVELOPMENT, LLC

Applicant: LOWCOUNTRY LAND DEVELOPMENT
CONSULTANTS

843-266-3996

Contact: KEVIN COFFEY

kevin@lowcountryldc.com

RESULTS: Revise and resubmit to TRC; preliminary drainage study required.

13 BRIGADE STREET APARTMENTS, PHASE 2**SITE PLAN**

Project Classification: SITE PLAN

Address: BRIGADE STREET

Location: PENINSULA

TMS#: 4640000003

Acres: 8.35

Lots (for subdiv):

Units (multi-fam./Concept Plans): 231

Zoning: MU-2/WH

Misc notes: Construction plans for a 231 unit apartment complex and associated improvements

☒ new BP approval tracking

City Project ID #: 161004-BrigadeSt-1

City Project ID Name: TRC_SP:BrigadeStreetApartmentsPhase2

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR, BZA-SD

Owner: POLLACK SHORES REAL ESTATE GROUP

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5229

Contact: TONY WOODY

woody.t@thomasandhutton.com

RESULTS: Revise and resubmit to TRC.

14 CAROLINA BAY, PHASE 15 (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: RUTHERFORD WAY

Location: WEST ASHLEY

TMS#: 3090000054

Acres: 18.34

Lots (for subdiv): 26

Units (multi-fam./Concept Plans): 26

Zoning: PUD

Misc notes: Preliminary subdivision plat for a 26 lot subdivision and associated improvements.

☒ new BP approval tracking

City Project ID #: 170606-RutherfordWay-1

City Project ID Name: TRC_PP:CarolinaBayPhase15[Plat]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: PULTE HOME COMPANY, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

843-884-1667

Contact: TOMMY HUANG

thuang@seamonwhiteside.com

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

15 CAROLINA BAY, PHASE 15 (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: RUTHERFORD WAY

Location: WEST ASHLEY

TMS#: 3090000054

Acres: 18.34

Lots (for subdiv): 26

Units (multi-fam./Concept Plans): 26

Zoning: PUD

Misc notes: Road construction plans for a 26 lot subdivision and associated improvements.

☒ new BP approval tracking

City Project ID #: 170606-RutherfordWay-2

City Project ID Name: TRC_RC:CarolinaBayPhase15[Roads]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: PULTE HOME COMPANY, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

843-884-1667

Contact: TOMMY HUANG

thuang@seamonwhiteside.com

RESULTS: Revise and resubmit to TRC.

16 CENTRAL PARK CLUSTER DEVELOPMENT**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

Address: CENTRAL PARK ROAD

Location: JAMES ISLAND

TMS#: 3400300007

Acres: 10.35

Lots (for subdiv): 39

Units (multi-fam./Concept Plans): 39

Zoning: SR-1

☐ new BP approval tracking

City Project ID #: 170606-Central ParkRd-1

City Project ID Name: TRC_CP:CentralParkClusterDevelopment[Concept]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: LEVI GRANTHAM, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667

Contact: LES PHILIPS lphilips@seamonwhiteside.com

Misc notes: Subdivision concept plan for a proposed 39 lot Cluster Development and associated improvements.

RESULTS: Revise and resubmit to TRC.

17 OVERTURE COBURG ROAD**SITE PLAN**

Project Classification: SITE PLAN

Address: COBURG ROAD

Location: WEST ASHLEY

TMS#: 3490800001 & 3491200011

Acres: 8.3

Lots (for subdiv):

Units (multi-fam./Concept Plans): 198

Zoning: PUD

☒ new BP approval tracking

City Project ID #: 161118-CoburgRd-1

City Project ID Name: TRC_SP:OvertureCoburg

Submittal Review #: 3RD REVIEW

Board Approval Required: PC, BZA-SD

Owner: ST ANDREWS PARISH, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667

Contact: PATTERSON FARMER pfarmer@seamonwhiteside.com

Misc notes: Construction plans for a 198 unit multi-family development and associated improvements.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

18 OAKSIDE APARTMENTS**SITE PLAN**

Project Classification: SITE PLAN

Address: MAIN ROAD & BROWNSWOOD ROAD

Location: JOHNS ISLAND

TMS#: 2790000237

Acres: 2.02

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: LB

☒ new BP approval tracking

City Project ID #: 160726-MainRd-1

City Project ID Name: TRC_SP:OaksidApartments

Submittal Review #: 4TH REVIEW

Board Approval Required: DRB, BZA-SD

Owner: OAKSIDE APARTMENTS SC LLC

Applicant: CLINE ENGINEERING, INC. 843-991-7239

Contact: MATT CLINE matt@clineeng.com

Misc notes: REVISED (back to original) construction plans for two apartment buildings with parking under and associated improvements; this is affordable housing & cost is driving the design.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

19 810 MEETING STREET**SITE PLAN**

Project Classification: SITE PLAN

Address: 810 MEETING STREET

Location: PENINSULA

TMS#: 4610901010

Acres: 0.46

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

☐ new BP approval tracking

City Project ID #: 170606-MeetingSt-1

City Project ID Name: TRC_SP:810MeetingStreetDevelopment

Submittal Review #: PRE-APP

Board Approval Required:

Owner: MAR REAL ESTATE, LLC

Applicant: CLINE ENGINEERING, INC. 843-991-7239

Contact: MATT CLINE matt@clineeng.com

Misc notes: Construction plans for a restaurant and associated improvements.

RESULTS: Revise and resubmit to TRC.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.